

Minutes of the October 10, 2023, meeting of the Board of Directors of the Westwood Hills Townhomes Homeowners Association, Inc.

Present: Board members Marty Bregman, Joe Meyers, John Pearson, Cathy Wilson and residents Becky Blick, Jan Ernsbarger and Jim Mielke.

Marty Bregman called the meeting to order.

Homeowners' forum.

Marty read a letter from Bill Wilson supporting the continuance of yearly mulching.

Approval of the minutes of the meeting of the Board of Directors of June 13, 2023 of the Westwood Hills Townhomes Homeowners Association, Inc.

Minutes were approved as submitted.

Treasurer's Report

Joe Meyers presented financials. As of October 10, 2023, two homeowners are \$375 total in arrears and there is \$7,514.44 in our bank checking account, and \$84,196.39 in the TD Ameritrade account (ladder of CDs and cash). Income from dues paid thus far is \$88,700 with expenditures of \$88,462.46.

Treasurer's report was approved. A motion was made to replenish the checking account from the TD Ameritrade Cash account, as necessary, after the upcoming maturity of some of the CDs and then reinvest the remainder in another CD. The motion was approved.

Old Business

None.

New Business

1. **308 Parker Circle berm:** After discussion, the Board authorized Marty Bregman as President to hire a contractor to clean up the berm with a maximum expenditure of \$500.
2. **Holes in front of mailboxes:** After inquiry by a resident, Marty stated that he had previously inquired concerning whether the City will fill the pot holes before construction is complete on the lots at 5101 Parker Court. The City has indicated that it will not fill in the holes and that they are the landowner's responsibility. This will no longer be a problem once the infrastructure is installed at 5101 Parker Court including a new pad for the mailboxes on Parker Circle.
3. The Board discussed the projected 2024 budget.
4. Marty was directed to obtain an update on the construction at 5101 Parker Court, to inquire as to whether the HOA will be subject to the Queens Road special assessment and to obtain an estimate of the cost for maintenance and/or repair of the HOA-owned street.

The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Cathy Wilson, Secretary